



## Beresford Road, Walthamstow, London, E17

£1,550 PCM

Unfurnished

TO LET

1 1 2

- First floor purpose built flat
- 2 Bedrooms
- Double glazed
- Gas central heating
- Good bus routes nearby
- Deposit: £1788.46
- Council tax band: C
- EPC rating: C (77)
- Private gated residents parking
- Internal: 576 sq ft (53.5 sq m)

A stylish, purpose built first floor flat on Beresford Road.

This fantastic property offers a spacious open plan kitchen/diner/lounge, two bedrooms and a sleek, modern bathroom. The kitchen benefits from gas hobs, whilst there is gas central heating and double glazing throughout and gated off street parking to the rear.

Ideally situated for commuting, with easy access to the North Circular and M11, whilst Walthamstow Central is around a mile away and easily reached whether on foot or via the numerous bus routes.

Shall we take a look?

# Beresford Road, Walthamstow, London, E17

## DIMENSIONS

### Communal Entrance

Via communal front door leading into:

### Communal Hallway

Staircase leading to first floor & flat.

### Entrance

Via flat entrance door leading into:

### Entrance Hallway

Door to all rooms.

### Open Plan Lounge/Kitchen/Diner

18'1 x 15'1 (5.51m x 4.60m)

### Bedroom One

14'0 x 8'1 (4.27m x 2.46m)

### Bedroom Two

11'0 x 6'0 (3.35m x 1.83m)

### Bathroom

8'1 x 5'1 (2.46m x 1.55m)

### Residents Parking

Private gated residents parking

### Additional Information:

Length of tenancy - 12 months with 6 month break clause.

Local Authority: London Borough Of Waltham Forest

Council Tax Band: C

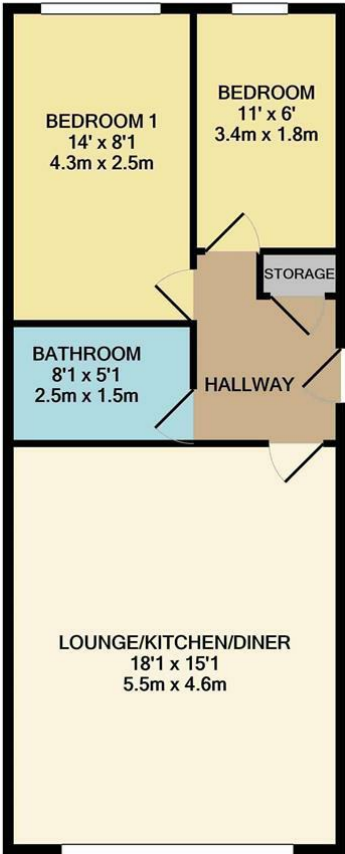
### Notice:

All photographs, floorplan and video tours are provided for guidance only.

### Disclaimer:

The information provided about this property does not constitute or form part of any offer or contract, nor may it be relied upon as representations or statements of fact. All measurements are approximate and should be used as a guide only. Any systems, services or appliances listed herein have not been tested by us and therefore we cannot verify or guarantee they are in working order. Details of planning and building regulations for any works carried out on the property should be specifically verified by the purchasers' conveyancer or solicitor, as should tenure/lease information (where appropriate).

## FLOORPLAN



TOTAL APPROX. FLOOR AREA 576 SQ.FT. (53.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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## EPC RATING

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	77	77
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	

## LOCATION



hello@estateseast.co.uk

020 8520 9300

estateseast.co.uk

